170.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,300 /	746,300
					USE VALUE:	746,300 /	746,300
					ASSESSED:	746,300 /	746,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NG KENNEY/CLIMACO CARISSA G
Owner 2:	
Owner 3:	
Street 1:	104 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DE GEORGE PAUL JOHN--ETAL -
Owner 2:	DE GEORGE ELEANOR M -
Street 1:	104 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,225 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Vinyl Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5225.000	362,800		383,500	746,300
Total Card	0.120	362,800		383,500	746,300
Total Parcel	0.120	362,800		383,500	746,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.55 | /Parcel: 501.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113013
GIS Ref:
GIS Ref:
Insp Date: 06/01/18

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,800	0	5,225.	383,500	746,300	746,300	Year End Roll	12/18/2019
2019	101	FV	310,800	0	5,225.	383,500	694,300	694,300	Year End Roll	1/3/2019
2018	101	FV	278,200	0	5,225.	339,700	617,900	617,900	Year End Roll	12/20/2017
2017	101	FV	278,200	0	5,225.	284,900	563,100	563,100	Year End Roll	1/3/2017
2016	101	FV	278,200	0	5,225.	284,900	563,100	563,100	Year End	1/4/2016
2015	101	FV	247,200	0	5,225.	246,600	493,800	493,800	Year End Roll	12/11/2014
2014	101	FV	247,200	0	5,225.	238,300	485,500	485,500	Year End Roll	12/16/2013
2013	101	FV	247,200	0	5,225.	226,800	474,000	474,000		12/13/2012

!13174!

PRINT

Date	Time
12/11/20	03:10:04

LAST REV

Date	Time
07/24/18	09:02:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13174

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE GEORGE PAUL	32886-7		5/18/2001		417,000	No	No		
	10543-182		6/1/1964			No	No		N

USER DEFINED

Prior Id # 1:	113013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	890	Add Bath	120,000	O				
7/10/2013	1046	Manual	5,000	C				
5/29/2002	388	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Inspected	PH	Patrick H
5/17/2018	MEAS&NOTICE	CC	Chris C
5/1/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
3/5/2009	Inspected	189	PATRIOT
12/23/2008	Measured	372	PATRIOT
10/14/2001	MLS	MM	Mary M
1/27/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5225		Sq. Ft.	Site		0	70.	1.05	8			Med. Tr	-5					383,540						383,500	

Total AC/HA: 0.11995 | Total SF/SM: 5225 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 383,540 | Spl Credit | Total: 383,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	94750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406752
Depreciation:	43929
Depreciated Total:	362822

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

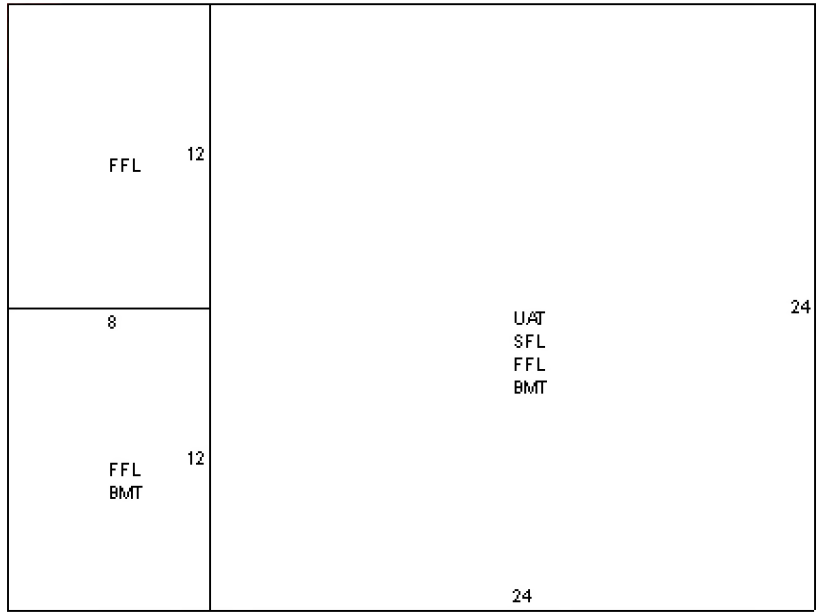
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.75
Special Features:	0	Val/Su Net:	167.96
Final Total:	362800	Val/Su SzAd	269.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	167.050	128,291
BMT	Basement	672	50.110	33,676
SFL	Second Floor	576	167.050	96,218
UAT	Upper Attic	144	116.930	16,838

Net Sketched Area:	2,160			Total:	275,023
Size Ad	1344	Gross Are	2592	FinArea	1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	